

SUMMARY MINUTES

**BUILDING ADVISORY BOARD
ROOM 107, CITY-COUNTY BUILDING**

TUESDAY – JULY 10, 2007 – 4:00 P.M.

Members Present: Dallas Bruhl, Diana Dierks, Bob Dolan, Kenny Hancock, Bob Haworth, Jim Manley, Mike Prester, Vernie Stillings,
Steve Barnett (arrived at 4:18)

Members Absent: Rick Walters, Donnie Marrs

Staff Present: Mike Roberts, Sue Cline

(Note: The agenda and staff report for this meeting was also sent to local Design Professionals and commercial builders.)

Audience Count: 2

Meeting was called to order by Bob Haworth, Chairman, at 4:02 pm

(A) Approval of June 12, 2007 minutes

MOTION: Diana Dierks moved to approve the minutes with the correction *“2007 Valuation Table to be used in 2008”*

SECOND: Dallas Bruhl

VOTE: 8-0, motion carried

(B) Review of proposed draft language to amend the NEC requirement for entrance sign outlets.

Mike Roberts presented the staff report for this agenda item.

Dallas Bruhl – indicated that he is in support of the draft language as presented. Some other board members indicated agreement non-verbally.

Mike Roberts did report that an electrical engineer did call him recently and indicated concern about enforcement, but other than that he had not received any other calls.

Bob Haworth asked if there was any further discussion or questions. None

MOTION: Kenny Hancock moved to recommend approval of the draft ordinance as proposed by staff.

SECOND: Dallas Bruhl

DISCUSSION: No further discussion

VOTE: 8-0 motion carried

(C) Discussion regarding increase in the residential building permit fees in 2008 with comment from the Salina Homebuilders Association.

Mike Roberts presented the staff report for this agenda item.

Mike Flory, Homebuilders Assoc. – reported that the Homebuilders Association board reached a consensus and agreed that the proposed fee increase is reasonable. Mr. Flory expressed some concern about the rounding up of fees which could result in getting ahead of the table.

Mike Roberts – addressed Mr. Flory’s concerns and clarified that there will be an annual review of fees so the Building Advisory Board would have an opportunity for input and could make recommendations for adjustments if needed. Mike explained that the numbers come from the Valuation Data Table. Mike also explained that this agenda item is for discussion only and no formal action is required by the board; but perhaps a recommendation would be beneficial.

MOTION: Bob Dolan moved to recommend increase in the residential building permit fees as proposed.

SECOND: Diana Dierks

DISCUSSION: None

VOTE: 8-0 motion carried

(D) Review of the 2006 International Building Code significant changes

Mike Roberts presented the staff report for this agenda item.

(4:18 pm – Steve Barnett arrived)

Kenny Hancock – asked what the genesis was for the proposed changes to Section 903.2.1.2 ; sprinkling of A2 occupancies

Mike Roberts – replied saying that he is not positive where this comes from and perhaps it is a bit arbitrary. He said he suspects it has to do with alcohol consumption.

Dallas Bruhl – asked about how occupant loads are determined

Mike Roberts – said that both square footage and number of people and type of occupancy all factor into determining the occupant load.

Jim Manley – asked if staff will recommend adoption of the 2006 IBC

Mike Roberts – answered Yes

Bob Haworth – asked if there were any other questions or comments from the board or from the public.

Mike Flory – speaking as an individual and not as a representative of the Homebuilders Association – asked about substantial improvements and what that threshold would be to trigger the requirement for fire sprinklers.

Mike Roberts – said that Chapter 34, Existing Buildings, contains information about those requirements. Mike indicated that the board previously was scheduled to discuss the International Existing Building Code (IEBC) but that has been postponed.

Mike Flory – expressed concern about the costs of retrofitting sprinklers in existing buildings.

Bob Haworth – asked if there were any other questions or comments.

Jim Manley – asked what the status of the IEBC was

Mike Roberts – replied and explained that staff has been directed by the City Manager's office and the Salina Fire Department to consider using sections of the IEBC as a basis for amendments to Chapter 34 instead of adopting the IEBC in its entirety.

Bob Haworth suggested that it might be a good idea to table or postpone any action on the significant changes to the 2006 IBC and consider this at a future meeting. The board agreed.

(E) Review of Updated Action Plan – Mike Roberts presented the updated action plan for review by the board

(F) Other Business – Mike Roberts announced that there will be some appeals on the agenda for the August meeting. The appeals will be heard first and then other business, including tabled/postponed items will be discussed following the appeals. Mike indicated that this might be a long meeting.

In September, the building code reviews will resume.

Bob Haworth – adjourned the meeting at 4:43 p.m.